

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **July 12, 2005**

AGENDA ITEM NO.: 8

CONSENT:

REGULAR: **X**

CLOSED SESSION:
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Proposed Sale of 0.746 Acres of City Property at 4931 Boonsboro Road**

RECOMMENDATION: After a public hearing, adopt a resolution authorizing the City Manager to sell the subject property.

SUMMARY: Alexis V. Richards has offered to buy the city property at 4931 Boonsboro Road for the purposes of constructing an office building. The property currently has on it an out of service water tank that the Utilities Division of Public Works had planned to remove from the site in the future. Mr. Richards has agreed to remove and dispose of the water tower in return for the property. The land is assessed at \$25,000 and removal of the tank is estimated to cost in excess of \$40,000. Mr. Richards has had his site plan reviewed by City staff and has received a variance from the Board of Zoning Appeals for certain site requirements. Unless there are any unforeseen matters, Mr. Richards is prepared to close on the property in the near future.

PRIOR ACTION(S): None

FISCAL IMPACT: The Utilities Division will avoid the expense of removal and disposal of the out of service tank. The property will be returned to the tax rolls with improvements.

CONTACT(S): Kimball Payne

ATTACHMENT(S): Proposed resolution; Assessment Information, site location map

REVIEWED BY: lkp

WHEREAS, the City owns a 0.7460 acre tract of land located at 4931 Boonsboro Road that is the site of a public water tower;

WHEREAS, the City has not used the water tower in question for a number of years and does not anticipate any future use of the water tower or the property on which the water tower is located;

WHEREAS, Alexis V. Richards has offered to purchase the property at 4931 Boonsboro Road and as a condition of the purchase has agreed to remove the water tower within 180 days of his acquisition of the property;

WHEREAS, the sale of the property to Alexis V. Richards is in the City's best interests since it will relieve the City from the responsibility of having to remove the water tower and potential liability associated with the water tower;

NOW, THEREFORE, BE IT RESOLVED that the Lynchburg City Council determines that the City has no need for the 0.7460 acre tract of land located at 4931 Boonsboro Road and that the City's continued ownership of the property is not necessary or required to serve the best interests of the City and the Council hereby vacates for any public purpose the 0.7460 acre tract of land; and

BE IT FURTHER RESOLVED that the Lynchburg City Council hereby authorizes the City Manager to execute a deed and any other documents that may be needed to convey the 0.7460 acre tract of land to Alexis V. Richards.

Adopted:

Certified:

Clerk of Council

097L

Property Tax Values	View Sketch	View Photo	Recent Neighborhood Sales
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Property Assessment Information - Lynchburg, Virginia

Parcel Identification Parcel ID (Old) 18302002 Parcel ID (New) 53642054 Property Address 4931 BOONSBORO RD Property Owner CITY OF LYNCHBURG CITY MANAGER'S OFFICE Mailing Address P O BOX 60 LYNCHBURG , VA 24505 Legal Description UNKNOWN Property Class EXEMPT - CITY GOVERNMENT 7502 - BOONSBORO Neighborhood RD COMMERCIAL CORRID	Land Legal Acreage 0.7460 Square Footage 32495 Frontage 0 Depth 0 Zoning Refer to Zoning Laye Special Assessments Participant in Land Use Prog NO Land Use Deferral Amount Participant in Rehabilitation Prog NO Exemption Amount Ending (June 30)
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Sale/Assessment Information July 1, 2005 (Proposed) Land Value \$0 Improvement Value \$165900 Total Value \$165900 July 1, 2004 Land Value \$25000 Improvement Value \$110000 Total Value \$135000 July 1, 2003 Land Value \$25000 Improvement Value \$110000 Total Value \$135000 Sales History_1 Sale Date 01/01/1900 Sale Amount \$0 Prior Owner Prior Instrument Number Prior Deed Book/Page 0 0 Sales History_2 Sale Date Sale Amount \$ Prior Owner Prior Instrument Number Prior Deed Book/Page Sales History 3 Sale Date Sale Amount \$ Prior Owner Prior Instrument Number Prior Deed Book/Page	Improvement Data Building Type Type of Structure OTHER Number of Stories Year Built # of Living Units 0 Finished Sq Ft 0 Basement Sq Ft Finished Basement Sq Ft Finished Attic Sq Ft Foundation Frame Exterior Wall Roof Type Roof Material Heat Type Air Conditioned Fireplace Number of Rooms Number of Bedrooms Number of Full Baths 0 Number of Half Baths Open Porch Sq Ft Enclosed Porch Sq Ft Patio/Deck Sq Ft Attached Garage Sq Ft Attached Carport Sq Ft Detached Garage Sq Ft Outbuildings Welded Steel Standpipe
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